CITY OF MARICOPA

RESIDENTIAL INSPECTION CHECK LIST
Contractors Residential Inspection Checklist

OBJECTIVE: To provide prompt and accurate construction inspections. In order to succeed in our goal, we need your assistance in assuring your construction meets your approved plans and the minimum requirements of the codes. To accomplish this, we have put together the following check list for your use. If the list is used to pre-inspect the job, and the standards followed, we can arrive at your job site, conduct the requested inspection, give approval to proceed and be en route to our next requested inspection. The list is not meant to be all-inclusive, nor is it intended to substitute for the need to know and understand the codes. It is intended to be used as a guide. Should you have any questions, please contact us at **(520) 568-9098**, **Ext. 239,** and we will do our best to respond to your concerns.

GENERAL

1. _____ Identify property by posting the lot number and address in a conspicuous

location
so that it is readily visible from the street.

2. _____ Provide site plan, permit, and APPROVED set of plans. These items are to be
available to the inspector at each individual lot.

_____ Provide access to all inspection sites. Be sure the inspector can gain access to the lot, any excavations and all floor levels. This may necessitate that an OSHA approved ladder be available at the inspection site.

_____ All property stakes must be visible.

_____ Schedule inspections when you are sure the job is ready for inspection. If the job has not progressed to a point where it can be properly inspected, the inspector may charge a $70.00 re-inspection fee, which shall be paid<u>prior</u> to the inspector returning. If the job will not be ready, please call **(520) 568-9098, Ext. 239** to cancel the inspection before 9:00 a.m.. If the inspector observes an abnormal amount of code violations upon commencing the inspection, he or she can declare the job as not being ready and charge a re-inspection fee.

_____ Any deviations from the APPROVED set of plans must be submitted for review and approval by the Building Official. Very minor deviations may not require submittal. If you believe this to be the case, contact your inspector for a determination.

_____ Construction sites (interior and exterior) must remain clean at all times to minimize the chance of injury. Debris and waste shall be disposed of in an appropriate waste container.

_____ OSHA approved guardrails shall be required at all required locations, such as stairwells and second floor openings.

_____ Maintain all roads so that emergency vehicles can gain access to the site. Do not block fire hydrants with construction vehicles or construction materials.

<u>SOIL INSPECTION</u>

1. _____ Property stakes shall be visible.

2. _____ Provide a 10’ head of water or 5 PSI air for drain, soil, and sewer line test.

_____ Check all drainage pipe for proper slope.

_____ Support and shade all soil and sewer pipe. In rocky or heavy clay soil, provide clean sand or soil for cover of under slab sewer lines before backfill.

_____ Provide vacuum breakers for all hose bibs as soon as they are connected to the water supply. No inspection will be made until the vacuum breakers are in place.

_____ Provide a minimum ¾” water line (or as noted on the approved plans).

_____ Check all under slab piping for approved material and alignment.

_____ Check all fittings and pipe to verify minimum schedule 40.

_____ Check underground building sewer for minimum burial depth.

_____ Verify minimum size of building drain line requirements per Chapter 30.

_____ Verify separation of water and sewer lines.

12. _____ Verify underground piping include appropriate colored 18 gauge tracer wire fastened every 8’.

13. _____ Check for visible leaks.

14. _____ Check for approved transition solvent for ABS to PVC connection (Green Glue at City sewer hookup).

15. _____ Verify cleanouts for main sewer line.

PRESLAB INSPECTION

_____ Verify third party post tension inspection has been completed

2. _____ Verify placement of the grounding conductor (UFER).

3. _____ Make sure that any fill is properly compacted and that no foreign matter is present

in the excavation.

4. _____Verify placement, size and alignment of all steel reinforcement and structural holddowns per plan and manufacturers instructions. Footing excavations shall be clean and square.

_____ All reinforcing steel must be clean and isolated from the earth with approved rebar supports, concrete blocks, or other approved methods and minimum 3" clearance.

_____ Check all interior spread and turndown footings for compliance with APPROVED plans.

_____ Ensure all plumbing penetrating the slab are properly boxed and wrapped.

_____ All footings shall be a minimum of 12" into undisturbed or engineered soil.

_____ Verify top of finished slab will be a minimum of 12" plus 2% above the highest drainage inlet serving the property (see R401.3).

10 . _____ Verify thickness of ABC and slab (as per plans and minimum requirements).

ROOFDECK, STRAP & SHEAR

1. _____ Verify size and location of all hold-downs and story straps.

2. _____ Verify placement of shear walls and proper nailing pattern.

_____ Check for treated lumber at all sole plates and any lumber touching concrete.

_____ Check minimum overlap on top plates 24".

_____ Check for full bearing of headers on trimmers.

_____ Make sure all loads are carried properly from roof to foundation.

_____ Check to see that all butt joints of plates are terminated at center of wall studs.

_____ Check for approved structural materials, including grade stamps on lumber, sheathing, and engineered trusses.

_____ Verify proper truss blocking, shear and truss bracing.

_____ Make sure all non-bearing portions of trusses are provided with clearance above top plate of partitions.

_____ Verify bearing trusses have full contact at top plate.

_____ Verify minimum natural light requirements have been met in all habitable rooms.

_____ Residential stairways shall have safety rails installed.

_____ Check for 1/8" spacing at all sheathing.

_____ Verify that roof sheathing has been properly nailed to trusses and other framing members.

_____ Check for correct header size and for the correct number of king studs and trimmers.

_____ Roof sheathing less than 24" must have blocked edges.

_____ Check truss calcs. Verify any three or four point bearing trusses and truss bracing.

_____ Where top plates do not overlap, a strap is needed at the outside corner or over the top of perpendicular walls.

20. _____ Verify exterior doors and windows are installed and lath is secured to frame.

21. _____ Verify all framing details are completed as per plans.

FRAMING INSPECTION

General

_____ Verify proper documentations, including plans, permit, truss calculations, etc. are on site.

_____ Verify safety rails are in place.

_____ Ensure all work is complete and premises are clean and free of debris for inspection.

_____ Verify all penetrations through walls, partitions, floors or ceilings are fire stopped.

5. _____ Verify window glazing is not less than 8% of floor area and has 4% ventilation.

_____ Verify fire stops at 10’ horizontally and vertically.

_____ Provide scuttle holes as required.

_____ Verify draft stops including separating concealed areas over 1000 sq. ft.

_____ Install insulation behind tub/showers at garage and exterior walls.

_____ Make sure no foam products are used at gable ends.

_____ Verify ventilation for attics and enclosed areas.

Framing

_____ Verify roof is loaded prior to inspection.

_____ Verify all details are completed per plan.

_____ Verify wood framed structural members are not drilled, notched or altered in any manner beyond what code allows.

_____ Verify use of let ins at exterior and bearing walls are shimmed and strapped and not two consecutive studs.

_____ Verify structural straps are used at over-boring of top plates.

_____ Check spacing of sill plate anchors including bolts and washers.

_____ Verify A/C platform is blocked.

_____ Verify bearing trusses have full contact at top plate.

_____ Verify trusses have ½” clearance above any non-bearing locations.

_____ Verify air ducts, dryer vent boxes, etc. are properly blocked.

_____ Check for approved structural materials, including grade stamps on lumber, sheathing and engineered trusses.

_____ Check to see that butt joints of plates are terminated at center of wall studs.

_____ Check for backing to support drywall application.

_____ Residential stairways shall be a minimum of 36" wide with a minimum 10" trend and maximum 7 ¾" rise with a maximum riser deviation of 3/8" within any flight.
Minimum headroom clearance is 6-8". A continuous handrail is required on at least one side.

_____ Verify installation of all condensate lines and secondary drain pans for mechanical equipment.

_____ Verify size of access, catwalk and working clearances provided to attic located mechanical equipment.

_____ Verify installation of all hold downs and proper size of stems, nuts, washers, and epoxy set locations.

Mechanical

1. _____ Verify A/C lines are burned in.

2. _____ Verify location and proper support of ducting for restriction of air flow.

3. _____ Check for combustion vents in garage.

4. _____ Check for insulation protection collar around b-vents penetrating ceiling.

5. _____Verify dryer vent is installed per code and manufacturer's recommendations.

6. _____ Verify fresh air vent is not within 10' of soil vent.

Plumbing

_____ Gas line test 10 PSI for 15 minutes.

_____ Verify gas line is sized per plan and IRC.

_____ Verify island vent extends vertically to drain board height.

_____ Water supply lines shall be sized, supported and secured properly and tested with

city pressure or 50 PSI air test.

_____ Check top out of drain, waste and vent system (sized, supported and secured).

_____ Minimum 30” clear width at water closets, 15” to center and 21” in front.

_____ All exterior sill plate cut-outs grouted/sealed.

_____ All concrete floor openings for p-traps and toilet flanges are grouted.

_____ Approved screws used at water closet flange.

_____ Verify all hose bibs are anti-siphon protected.

_____ Water heater pressure relief drain needs to be ¾” copper and sloped 1/8” per foot.

_____ Verify the supply lines at clothes washer box are tight.

_____ All copper needs to be protected at areas where dissimilar metal contacts occur.

_____ Sanitary waste branch lines have wall clean outs per plan.

_____ Verify all plumb vents rise 6” above flood rim before running horizontal.

_____ Ensure minimum positive slope at drains.

_____ Verify tubs are filled for water test.

_____ Verify proper support of plumbing drains vertically and horizontally per the IRC.

_____ Verify proper length of all trap arms.

Electrical

_____ Verify UFER is installed properly with mud ring.

_____ Verify proper box fill and cable entering box.

_____ Verify proper bond sizes and clamps for water and gas.

_____ Verify cable assemblies are supported every 4 ½’ and within 8” of the box.

_____ Verify wires are stapled flat with no more than specified amount per staple

securing the wires in place but not compromising insulation by crushing them.

_____ Verify nail plates for electric where wire is within 1 ¼" from studs' edge.

7. _____ Verify no wires are in contact with materials that may cause it to be compromised through vibration, movement or heat.

8. _____ Verify four gang and above receptacles are braced.

_____ Verify wires penetrating slab are protected by conduit approved to be embedded in concrete.

_____ Verify romex within 6' of scuttle and platform is protected.

DRYWALL/LATH

_____ Check for proper installation of vacuum breaker.

_____ Verify two layers of black paper at garage opening and all other exposed wood.

_____ Verify that all foam and lath has been installed as per manufacturer's specifications.

_____ All penetrations through the lath should be properly caulked on the exterior.

_____ Check that all sheetrock has been properly hung.

_____ Verify all nailing patterns, including drywall shear walls and nail size.

_____ Check for 1/8" maximum gaps around all electrical boxes.

_____ Verify proper type of sheetrock for proper application.

_____ Safety rails must be in place for all multi-story structures.

TEMPORARY POWER

1. _____ Check for proper installation of vacuum breaker.

2. _____ Permanent address tile installed.

3. _____ Have deadfront removed from electric service panel.

4. _____ Check labeling on dead front. Writing must be legible and appropriately labeled. Check that all breakers and wires are properly secured, including bonds and UFER.

5. _____ Make sure wires at breakers are not over-stripped (1/16" max wire showing).

6. _____ Verify installation of all light fixtures. If fixtures are not present, wires should be capped and a blank plate installed.

7. _____ Verify installation and connection of A/C condensing units. If units are not present, wires should be capped at the unit and removed from the breakers and capped. Verify proper breaker size and proper clearance for disconnect box and service receptacle.

9. _____ Verify installation of all switches and outlets, including cover plates.

10. _____ Check for proper location and spacing of all outlets.

11. _____ If water heater is electric, it should be installed and wired with a disconnect at the Unit. If it is not present, wires should be capped.

12. _____ Verify only two wires per lug at grounding and neutral bars.

13. _____ Verify proper location of smoke and or CO detectors.

14. _____ Verify water and gas bonds and proper clamps.
15. _____ Verify that the house is safe to be energized.

FINAL

Approach

_____ Check for proper installation of vacuum breaker.

_____ Permanent address tile installed.

_____ Check for B-vent caps and proper clearances on all B-vents and plumbing vents.

_____ Plumbing vents should terminate 6” minimum above the finished roof and be painted.

_____ Verify that the roof installation is complete.

_____ Yards should be free of trash, dumpsters, J-Johns, and should be properly graded.

_____ Check for properly capped and sealed clean-outs.

_____ Perimeter fence complete.

Exterior

_____ Dead front should be installed, panel should be energized, and all breakers labeled.

_____ All bedrooms and smoke detectors should be on arc-fault breakers.

_____ Check for required circuits.

_____ Verify gas bond and water bond.

_____ Proper lighting and landings at all exterior doors.

_____ T & P line terminated 6” above grade.

_____ Condensate lines terminated per code.

_____ Provide safety glazing in fixed or operable panels adjacent to a door, including interior doors and sliding glass doors where the nearest exposed edge of the glazing is within a 24” arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60” above the walking surface.

_____ A/C disconnects properly labeled and proper breaker size.
_____ Verify A/C condenser and pad clearances.

_____ Water meter installed.

Garage

_____ Check that gas pressure is 10 lbs. for 15 minutes and that the gauge zeros out.

_____ Combustion vents in garage.

_____ At least one GFCI outlet.

_____ Verify 1" clearance around water heater B-vent.

_____ Check that the entry door to the house is self-closing.

Laundry Room

_____ Verify operable exhaust fan or opening window.

26. _____ Need a 20 amp circuit for the washer and a 4 prong receptacle for electric dryer or
a 15 amp circuit for a gas dryer.

_____ Check for 1" air gap at soft water drain.

Kitchen

_____ Two GFCI circuits for counter top receptacles, 20 amps.

_____ Two foot, four foot rule applies to outlets at counter tops.

_____ At least one outlet is required for an island or peninsula.

_____ A four prong receptacle is required for the range.

_____ If gas is present at range, a gas valve is required along with a 110V circuit.

_____ A separate 20 amp circuit is required for the dishwasher and disposal.

_____ Range hood vent should be complete.

_____ Outlets in cabinets should have extension rings or the junction box should be flush with the cabinet.

_____ A high loop or air gap is required for the dishwasher drain.

_____ If appliances are present, they should be properly installed.

Bathrooms

_____ All bathrooms should have a GFCI protected outlet, 20 amps, within 36" of the basin.

_____ All plumbing fixtures must be installed.

_____ Water closets should be installed with 15" clearance from the center on both sides and 2 clearance in front of the bowl.

_____ There must be an exhaust fan present or an opening window.

42. _____ If a Jacuzzi tub is present, it should have access to the motor, and the motor should be bonded and have a GFCI circuit. Also, the motor area should be vented.

43. _____ Shower enclosures should be tempered glass.

_____ Light fixtures should be complete.

Bedrooms

_____ Verify smoke detector placement is interconnected and has battery backup.

46. _____ All outlets, light fixtures and smoke detectors must be on Arc Fault Circuit Interrupter breaker.

_____ Check wall spacing for electrical receptacles (6', 12').

48. _____ Verify egress by door or window.

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